



ORDINANCE NUMBER 2587

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR NINE CELLULAR COMMUNICATIONS ANTENNA PANELS TO BE MOUNTED ON THE NORTH, SOUTHEAST, AND SOUTHWEST FACADES OF THE PARKING GARAGE BUILDING LOCATED AT 1503 LBJ FREEWAY NEAR THE NORTHWEST CORNER OF LUNA ROAD AND LBJ FREEWAY, WITHIN THE PLANNED DEVELOPMENT NO. 78 ZONING DISTRICT.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a

full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS**

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow the placement of nine (9) cellular communications antenna panels, painted the color of the existing parking garage, mounted on the north, southeast, and southwest facades of the parking garage, and an associated equipment enclosure, to be located at 1503 LBJ Freeway and within the Planned Development Number 78 (PD-78) zoning district.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a Specific Use Permit and approval of an associated site plan for the placement of nine (9) antenna panels and an associated equipment enclosure to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A".

SECTION 4. That Southwestern Bell Wireless, or subsequent owner of the antenna panels and associated equipment enclosure, shall remove the antenna panels, associated equipment enclosure, and all appurtenances within ninety (90) days subsequent to such time that the antenna and equipment enclosure become obsolete and the use is abandoned.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

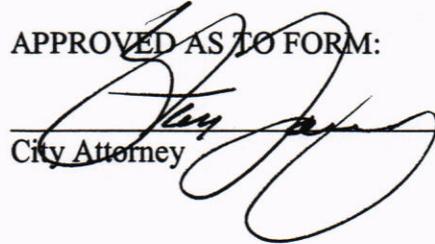
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 5th day of March, 2001.

ADOPTED:



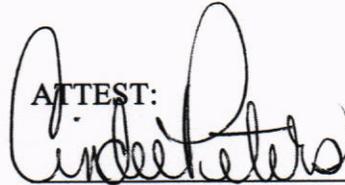
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

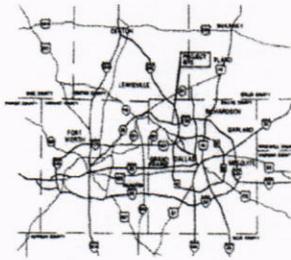


\_\_\_\_\_  
City Attorney

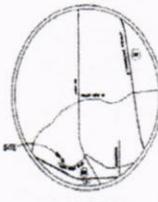
ATTEST:



\_\_\_\_\_  
City Secretary



AREA MAP  
N.T.S.



VICINITY MAP  
N.T.S.

- REVISIONS**
- REVISED BY DATE
1. EXISTING UTILITIES
  2. EXISTING BUILDING COLUMN, BEARING CAPACITY, LOCATION OF COLUMN & BEARING CAPACITY CONSTRUCTION RECORD
  3. EXISTING SANITARIUM AND WASTE WATER MAINS
  4. NEW UTILITIES
  5. NEW UTILITIES
  6. EXISTING WASTE EQUIPMENT BELOW
  7. NEW EQUIPMENT INCLUSIVE ON NEW STEEL CHANNEL SUPPORT STRUCTURE FOR EQUIPMENT
  8. NEW 4-12 IN. DIA.
  9. EXISTING OPEN STAIRWELL
  10. EXISTING CONCRETE PAVING DECK TO BE REPAIRED
  11. EXISTING CONCRETE DRIVEWAY
  12. EXISTING FIRE HYDRANT
  13. EXISTING FIRE TELEPHONE CABINET
  14. 4" DIA. 3' 6" HIGH ROLLER POINT FRAME

**GENERAL NOTES:**

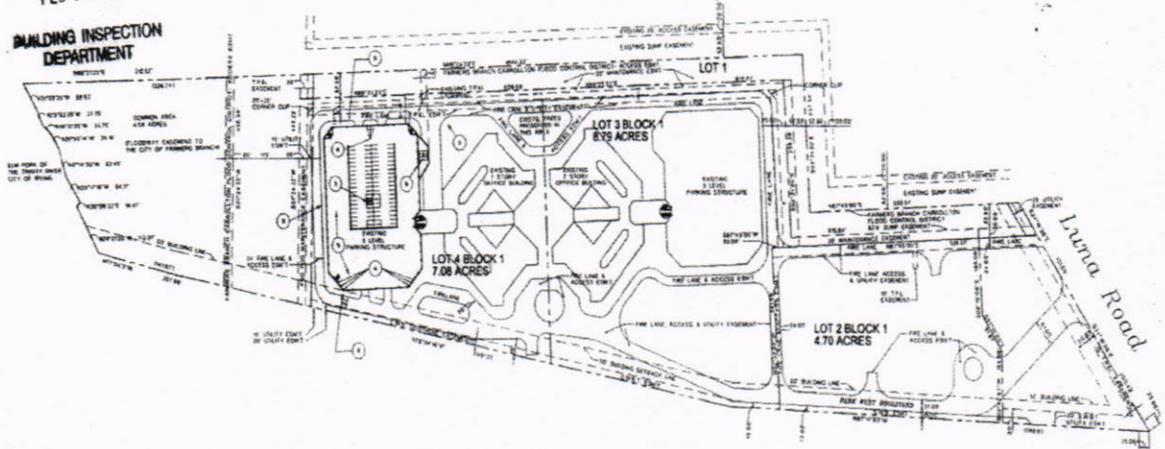
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY & DOCUMENT EXISTING UTILITIES, FOUNDATION, AND STRUCTURE. LOCATION OF UTILITIES SHALL BE VERIFIED BY EXISTING RECORDS AND FIELD SURVEY. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS NECESSARY. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS NECESSARY. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS NECESSARY.
3. GENERAL CONTRACTOR TO VERIFY THE CONSTRUCTION METHOD WITH THE DESIGNER. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGNER'S REQUIREMENTS AND THE DESIGNER'S REQUIREMENTS.
4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGNER'S REQUIREMENTS AND THE DESIGNER'S REQUIREMENTS.
5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGNER'S REQUIREMENTS AND THE DESIGNER'S REQUIREMENTS.
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10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGNER'S REQUIREMENTS AND THE DESIGNER'S REQUIREMENTS.

**RECEIVED**

FEB 08 2001

BUILDING INSPECTION  
DEPARTMENT

ALL ANTENNAE TO BE PAINTED  
TO MATCH COLOR OF PARKING  
GARAGE CONC. PANELS



I-635 ( LBJ Fwy )



2. SITE PLAN  
1" = 100'-0"



PROJECT ADDRESS  
LESSOR  
LESSOR  
AGENT/REPRESENTATIVE  
OWNER  
REVISIONS

LSFRD  
12-06-00  
PROJECT NO. 2000-05

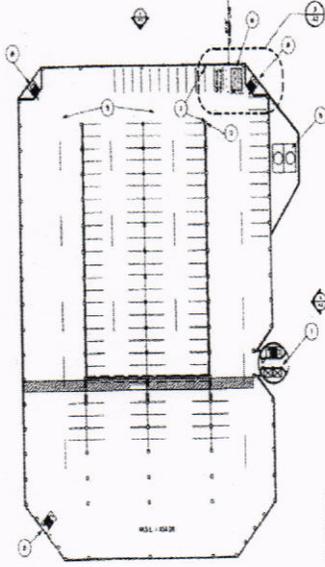
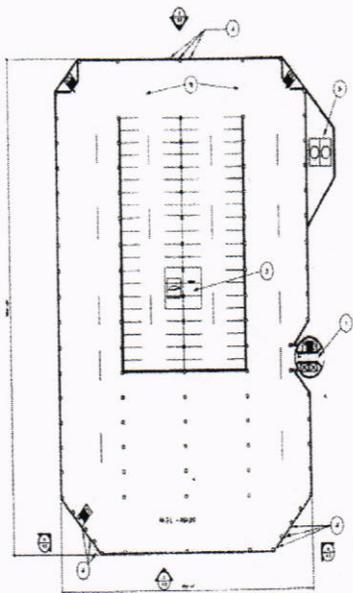
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Exhibit "A"  
Page 1 of 3

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FEB 08 2001

BUILDING INSPECTION DEPARTMENT

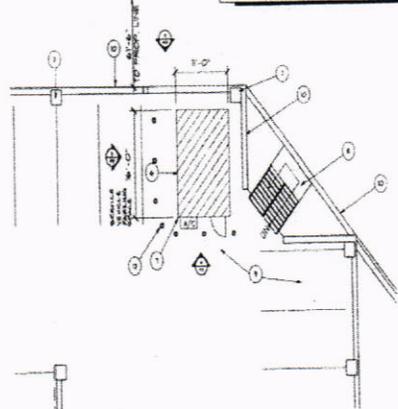


- REMARKS
- EXISTING ELEVATOR
  - EXISTING BRICK COLUMN. VERIFY EXACT LOCATION OF COLUMN & BEAMS BEFORE CONSTRUCTION BEGINS
  - EXISTING STEELERS JOIN AND CHIMNEY FLASHING AREA TO REMAIN
  - NEW STEELERS AT THIS LOCATION. THICK OF 1/2" TOTAL W/ FLASH
  - EXISTING CONC. ELEVATOR SHAFT
  - NEW EQUIPMENT ENCLOSURE ON NEW STEEL CHIMNEY. VERIFY STRUCTURE FOR EQUIPMENT. REFER TO DATA
  - NEW A/C UNIT
  - EXISTING OPEN TERRACE
  - EXISTING CONCRETE TERRACE DRIVE TO REMAIN. FANG TO BE NEW
  - EXISTING CONC. ELEVATOR SHAFT. FANG TO BE NEW
  - EXISTING FIRE WORKS
  - EXISTING FIRE ENCLOSED CABINET
  - 2" DIA. 2" HD. SULLARD FLASH FLASH

EQUIP ENCLOSURE EXTERIOR TO BE PAINTED TO MATCH COLOR OF PARKING GARAGE CONC. PANELS

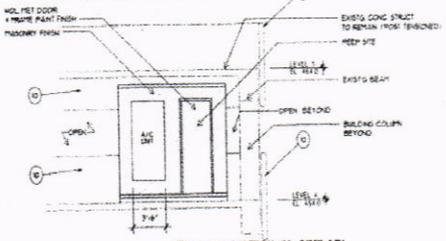
ALL ANTENNAE TO BE PAINTED TO MATCH COLOR OF PARKING GARAGE CONC. PANELS

1. ROOF PLAN  
1" = 30'-0"

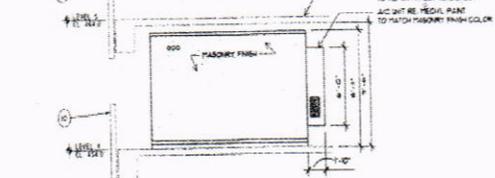


3. DETAIL PLAN  
1/4" = 1'-0"

2. LEVEL 4 PLAN  
1" = 30'-0"

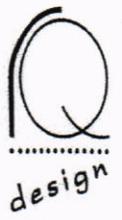


4. S. ELEVATION (OR SIMILAR)  
1/4" = 1'-0"



5. W. ELEVATION (OR SIMILAR)  
1/4" = 1'-0"

EXHIBIT "A"  
PAGE 2 OF 3



1232 AVENUE J, SUITE 105  
 ARLINGTON, TEXAS 76010  
 (817) 261-8840 FAX 817-840-8840  
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PROJECT ADDRESS:  
 951 LBJ Fwy  
 Farmers Branch, Texas 75241

LESSOR:  
 Park West 2.0 Partnership  
 4885 W. Northwest Pkwy. Ste. 400  
 Dallas, Texas 75241  
 Dallas, Texas 75241  
 Phone: 1-972-519-3101

LESSEE:  
 SOUTHWESTERN BELL WIRELESS  
 10887 DALLAS PARKWAY, SUITE 1000  
 DALLAS, TEXAS 75241  
 972-174-4800

AGENT/REPRESENTATIVE FC:  
 SOUTHWESTERN BELL WIRELESS  
 INTERIOR & EXTERIOR  
 SIGNAGE MANAGER/REG  
 PHONE: 972-174-4210  
 FAX: 972-174-4210

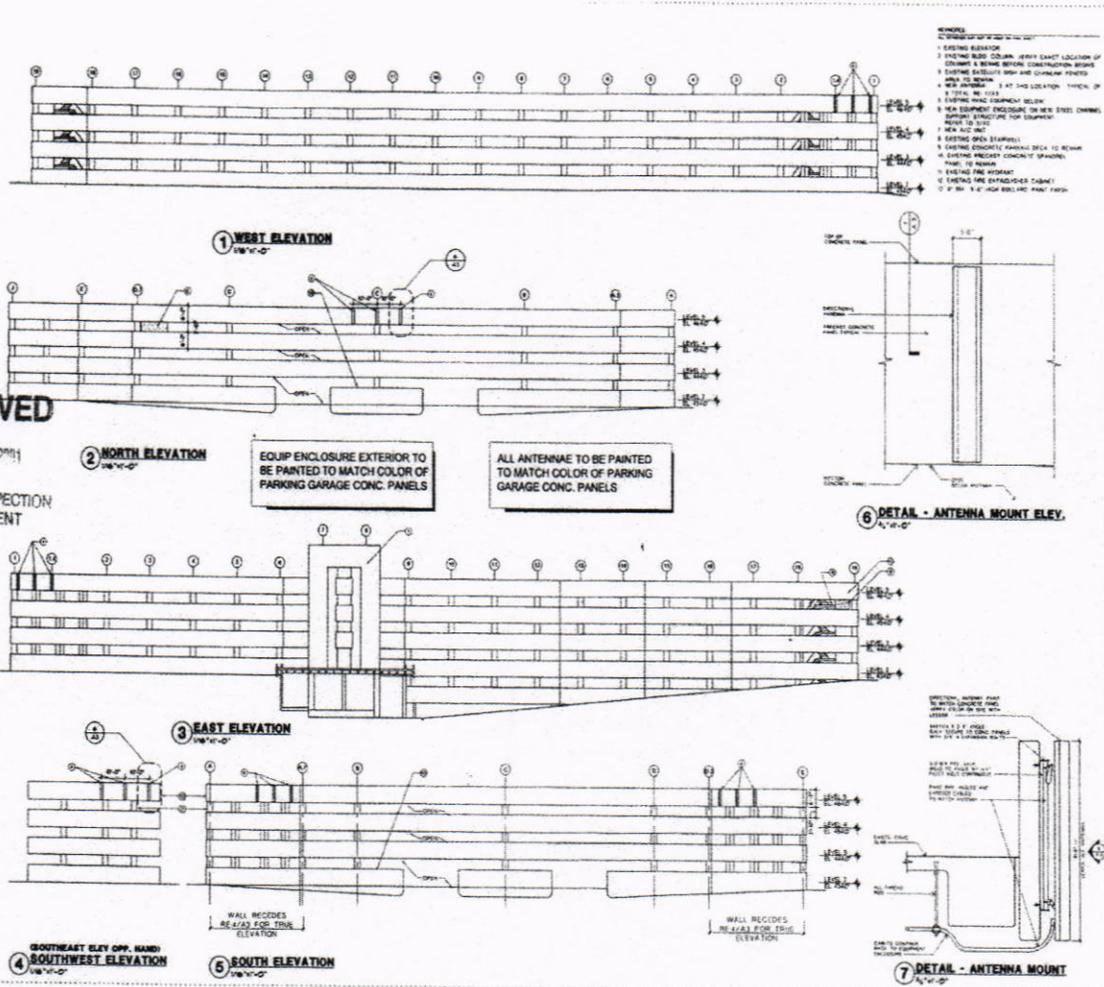
SOUTHWESTERN BELL WIRELESS  
 CONSTRUCTION MANAGER  
 BELL WIRELESS  
 10900 DALLAS PARKWAY - 8TH FLOOR  
 DALLAS, TEXAS 75241  
 PHONE: 972-174-4185  
 FAX: 972-174-4184

D/FW AREA  
 1-635 / PARK WEST  
 CELL SITE FOR  
 SOUTHWESTERN BELL  
 WIRELESS  
 CENTER NO. 4203

1-20-2001  
 REVISIONS PER STAFF REVIEW C

DESIGNED BY: RO  
 DRAWN BY: LS/RD  
 PROJECT NO.:  
 SHEET NO.: 12

2000-09 A2



2000-09 A3



PROJECT ADDRESS:  
 1435 / PARK WEST  
 CENTER NO. 4203

**LESSOR:**  
 F&W HOLDING CO. PARTNERS  
 2801 W. HIGHTWAY 75, SUITE 400  
 DALLAS, TEXAS 75201  
 PHONE: 214-733-3300

**LESSEE:**  
 SOUTHWESTERN BELL WIRELESS  
 1435 / PARK WEST, SUITE 400  
 DALLAS, TEXAS 75201  
 PHONE: 214-733-3300

**AGENT/REPRESENTATIVE FOR:**  
 SOUTHWESTERN BELL WIRELESS  
 NETWORK & EQUIPMENT  
 1435 / PARK WEST, SUITE 400  
 DALLAS, TEXAS 75201  
 PHONE: 214-733-3300

**DFW AREA**  
 1435 / PARK WEST  
 CELL SITE FOR  
 SOUTHWESTERN BELL  
 WIRELESS  
 CENTER NO. 4203

1.20-2001  
 REVISION PER SHEET REVISIONS

2000-09 A3

**EXHIBIT "A"**  
**PAGE 3 OF 3**